

## **HAMPTON PLANNING BOARD**

### **Minutes**

**May 21, 2008 – 7:00 p.m.**

**PRESENT:** Tracy Emerick, Chair  
Robert Viviano, Vice-Chair  
Fran McMahon  
Keith Lessard  
Tom Higgins  
Richard Bateman, Selectman Member  
Robert Bilodeau, Alternate  
James Steffen, Town Planner  
Candice Sicard, Planning Secretary

**ABSENT:** Mark Loopley, Clerk

### **I. CALL TO ORDER**

Chairman Emerick began the meeting at 7:00 PM by introducing the Board members and leading the Pledge of Allegiance to the flag.

### **II. ATTENDING TO BE HEARD**

- **Route 1 Corridor Study**

Mr. Warren Bambury of the Rockingham Planning Commission introduced himself and Mr. Dave Walker. Mr. Walker described the intent of the Route 1 Corridor Study. He gave an overview of the corridor study and its recommendations. Mr. Lessard asked if the bypass that is to be implemented would be one-way or two-way. Mr. Walker clarified it would be a two-way bypass. There was discussion about the intersection between Route 1 and Route 27 (Exeter Road). Mr. McMahon asked about assistance, if the Board should chose to implement some or all of the suggested changes. Mr. Walker explained that the study gives suggestions as to how the town can raise money for the projects. Mr. Emerick asked about the zoning regulations, thresholds & impact analysis. Mr. Walker explained that the study gives suggestions to the level of analysis done by developers. Mr. Lessard asked about professional traffic engineers referring to the study when doing proposed work. Mr. Walker explained that if the community decides standards, or regulations it would make planning easier ahead of time. Mr. Higgins noted he thinks COAST should be mentioned in the Route 1 Corridor Study. There was discussion about State administered grant money being controlled out of COAST, located in Portsmouth. Mr. Higgins discussed the stretch North of Route 27 and High Street. He was concerned about changes coming to the Planning Board in the future & using whatever curb cuts exit. Mr. Walker explained that the specific section of Route 1 will be tough to retrofit any access management standards, and it may never meet any ideal set of standards for the corridor, although it has improved somewhat recently. Chairman Emerick asked about the transit stops on the plan, and if there were any standards on what they were suppose to look like. Mr. Walker noted that the "T" on the plan indicated where a transit stop should be or be planned for, and at this point there was no standards on what a stop shall look like. Chairman Emerick noted that he would like some recommendations or standards on what a bus stop should look like. Warren Bambury noted that there are definitely problems with funding, and that each area has different contributions from the State. Mr. McMahon asked about the Route 101 & Route 1 interchange and whose decision it would be to add a bypass road. Mr. Walker explained that the plan shows

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conceptual improvements, and whether the bypass goes forward or not should be a Town decision, with a formal design process. Mr. Viviano explained his concern for financing of the projects listed in the study. Mr. Walker noted that the plan could work as a blueprint for the future, and it may give some ideas on how to approach each issue. Mr. Walker noted that he would like to have comments on the study wrapped up by June. There is a copy of the Route 1 Corridor Study in the Planning Office as well as online at <http://www.rpc-nh.org/US1study.htm>.

- Maury Friedman, Planning Recommendations

Maury Friedman and David Lopatich, Architect. Mr. Friedman asked the Board for support to invite Professor Alan Plattus from Yale University to visit the town to explore mutual interests for planning. Mr. Friedman explained some current planning issues with the town and what could be done in the future to make a reasonable plan. Mr. Friedman believes that it would be the advantage of the town to invite Mr. Plattus to see if there are mutual interests. Mr. Lopatich explained once a vision of Hampton is decided it would bring interest to projects and further foster change in the community. Chairman Emerick explained that in order to get Mr. Plattus to come here, the travel fees would be taken care of through the Planning Board. The Board agreed having Mr. Plattus visit would be beneficial. Mr. Friedman explained that the scope of the plan would be discussed. The Board will extend the invitation to Mr. Plattus to come to Hampton to discuss interest and an effective future plan.

- 5 Ashworth Ave Change of Use

Chairman Emerick expressed the applicant wished to withdraw their application.

- 19 Lafayette Road Change of Use

The applicant George Tsaltas explained he is looking to rent half of the building at the referenced property to sell used cars. He said there would be an average of 15 cars on the lot and no more than 20 cars in the car lot. Mr. Lessard asked if there would be any repairs onsite, Mr. Tsaltas explained that there would be light work done to cars, but there would be no oil or transmission changes onsite. Mr. Lessard asked about parking for customers and Mr. Tsaltas explained how parking is noted on the plan. Mr. Lessard wanted to clear up that existing signage would be used. Mr. Lessard asked about what types of cars would be sold. Mr. Tsaltas noted that he would not have cars that do not run on the property. Mr. Higgins was concerned about parking shown on the plan and that there should be a specific number of cars. The Board was concerned about legal parking. Mr. Bateman was concerned about possible environmental impact. Mr. Tsaltas explained that at one time it was a car lot. Mr. Tsaltas explained he was not opening a repair shop but he will only service cars to be sold. The Board discussed the need for a plan that is to scale and that the applicant should show the number of cars in the parking lot and the list of repairs to be preformed onsite. The applicant will redraw the plan and add the list of work to be performed & will return at the June 4<sup>th</sup> Planning Board Meeting.

- 540 Lafayette Road Change of Use

Meagan Dube explained her plan and that she would like to open a massage therapy studio. She said it is very small and would be by appointment only.

**MOVED:** By Mr. Lessard approve change of use for the referenced property.

**SECOND:** Mr. Viviano

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**VOTE: 7-0-0**

**Motion Passed**

**III. CONTINUED PUBLIC HEARINGS**

**08-018 245 Drakeside Road Continued from 04/02/08**

Map 157 Lot 7

Applicants: Aaron Brown & Eric West

Subdivision: Subdivide Lot 7 into two residential lots. New lot is proposed to have a condominium duplex on it.

**APPLICANT**

Attorney Peter Saari with Cassassa and Ryan, Christopher Albert from Jones and Beach. Attorney Saari explained that the department reviews had come back and Jones and Beach responded to some of the reviews and that there are still a couple of matters that still need to be addressed. Mr. Joe Coronati arrived to the meeting representing Jones and Beach. Mr. Steffen explained his Planners Memo and his recommendations. Mr. Higgins wanted to have parking shown marked and assigned. Mr. Coronati explained that there were two issues to be addressed, one was the applicant want wyes in sewer extension for neighbors to tie into and, the other issue is having to provide a more detailed grading for the rain gardens in the rear of the site. They suggest going from one-foot contours from two-foot contours, which could easily be changed.

**PUBLIC**

No Comment.

**BOARD**

Mr. Lessard asked if the road was paved within the last five years, if so the applicant needs to see the Board of Selectmen. There was discussion about the applicant going to the Board of Selectmen. Mr. Lessard asked who would be maintaining the rain gardens. It was noted that the responsibility could be assigned to owners or the association. Mr. Lessard would like some language in the plan about maintenance and an annual report on maintenance of the rain garden. It was noted that rain gardens are for drainage only. There was discussion on the Board about the difference in applications for subdivision, site plan approval and condominium conversion. Attorney Saari noted that they could allocate to one owner now, the maintenance of the rain gardens. Mr. Lessard confirmed with the applicant that there would be an annual report of the maintenance of a rain gardens. The Board also noted the need for assigned parking. The Board asked about the footprint being proposed and the one being built. Mr. Coronati mentioned a previous project and its relation to the current application. Mr. Higgins asked about the variances granted. It was explained that the variances were lot area, lot are per dwelling unit, frontage, lot width.

**MOVED:** By Mr. Lessard to approve the two-lot subdivision, revision date May 1, 2008, with the recommendations of the Planners Memo dated May 20, 2008 with the additions that the owner shall maintain rain gardens with a report being submitted annually to the Planning Board & sealed surfaces shall not increase without Planning Board approval.

**SECOND:** By Mr. Bilodeau

**VOTE: 7-0-0**

**MOTION PASSED**

**08-013 431-435 Ocean Blvd Continued from 03/05/08, 04/16/08**

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Map 266, Lots 27 & 47

Site Plan Review: To demolish Riviera Motel and residential buildings. Construct a 23-unit condominium with on-site parking and amenities. Eliminate 3,550 SF of impervious in buffer, restore wetlands along the marsh.

Applicant: Kier Family Entrepreneurs Inc.

Owner of Record: Denise Campeau & Kier Family Entrepreneurs Inc.

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Chairman Emerick noted the applicant has requested a continuance.

**MOVED:** By Mr. Lessard to continue the referenced application to the June 18th Planning Board Meeting.

**SECOND** by Mr. Bilodeau

**VOTE:** 7-0-0                      **MOTION PASSED**

### IV. CONSIDERATION OF MINUTES of May 7, 2008

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**Page 2:** “Mr. Higgins noted that the Conservation Commission was pleased with the current plan.” Changed to “Mr. Higgins noted that the Conservation Commission was pleased with the current plan and cooperation by the applicant”

**Page 4:** “Mr. Higgins also questioned why the Town Manager approved the driveway.” Changed to “Mr. Higgins also questioned the Town Manager’s involvement in the planning process”

**Page 6:** “The Town Managers letter notes that the applicant is not following the approved site plan. They have added more parking / driveway openings, a proposed addition to the building and signage in addition to the handicap ramp.” Changed to “The Town Managers letter notes that the applicant is not following the approved site plan. The complaint was about line of sight.”

**Page 7:** “He suggested possibly having an upcoming agenda reflect a question and answer period about specific ongoing projects and their progress” Changed to “He suggested possibly having an upcoming agenda reflect a question and answer period about specific ongoing projects, possible violations and their progress.”

**MOVED** by Mr. Bilodeau

**SECOND** by Mr. McMahon

**VOTE:** 7-0-0                      **MOTION PASSED**

### V. CORRESPONDENCE

### VI. OTHER BUSINESS

1. Appointment of new representative to the Rockingham Planning Commission.

The Board will review the resumes and continue the discussion to the June 4<sup>th</sup> meeting. The Board invited the applicants to the next meeting.

2. Royal Shores Extension.

The applicant needs to attend the June 4, 2008 meeting to discuss conditions of renewal of extension. Mr. Higgins was concerned about the safety of children in that area. The Board noted they may grant an extension but has concerns about securing the site. The applicant will be asked to return to the June 4<sup>th</sup> meeting.

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3. Bond Reduction, Summerwood Drive.

**MOVED:** By Mr. Bateman to reduce the bond for the referenced property

**SECOND:** By Mr. Bilodeau

4. Planning Board Alternates.

**MOVED:** By Mr. Higgins to approve Steven Miller as a Planning Board Alternate

**SECOND:** By Mr. Bateman

**VOTE: 7-0-0 Motion Passed**

5. Driveway regulations.

Moved to the June 4, 2008 Planning Board Meeting.

6. Temporary parking lot requirements.

Moved to the June 4, 2008 Planning Board Meeting.

**VII. ADJOURNMENT**

**MOVED** by Mr. Bilodeau to adjourn.

**SECOND** by Mr. Viviano

**VOTE: 7-0-0 Motion Passed**

Meeting adjourned at 9:29 pm

Respectfully Submitted,  
Candice Sicard, Planning Secretary